



Sean Rogan
Executive Director

**COMMUNITY DEVELOPMENT COMMISSION
of the County of Los Angeles**

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Gloria Molina
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Commissioners

April 01, 2014

The Honorable Board of Commissioners
Community Development Commission
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Commissioners:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

2-D April 1, 2014

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

**AUTHORIZE THE TRANSFER OF PROPERTY TO SPECIAL SERVICES FOR GROUPS, INC.,
FOR DEVELOPMENT OF AFFORDABLE HOUSING
(DISTRICT 2) (3 VOTE)**

SUBJECT

Approval of the recommended actions will allow the Community Development Commission (Commission) to transfer a Commission-owned property to Special Services for Groups, Inc., in support of furthering the development of affordable housing.

IT IS RECOMMENDED THAT THE BOARD:

1. Authorize the Executive Director, or his designee, to transfer to Special Services for Groups, Inc., a Commission-owned property located at 4618 E. Compton Boulevard in unincorporated East Rancho Dominguez (Assessor's Parcel Number 6180-018-900), for development of affordable housing.
2. Authorize the Executive Director, or his designee, to execute and record a Quitclaim Deed, with restrictions that the property be developed solely for affordable housing, and to prepare and execute any other documents necessary to transfer the property to Special Services for Groups, Inc., following approval as to form by County Counsel.
3. Find that approval of this action is exempt from the provisions of the California Environmental Quality Act (CEQA) for the reasons stated in this letter and the record of the project.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of this action is to transfer Commission-owned property to Special Services for Groups, Inc., for development of affordable housing.

FISCAL IMPACT/FINANCING

There is no fiscal impact associated with this action.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Commission has identified the property located at 4618 East Compton Boulevard as suitable for development by Special Services for Groups into affordable housing. The property was acquired with Community Development Block Grant (CDBG) funds. The Commission is expending scarce resources to secure and maintain the property and wishes to reduce land maintenance costs, allow for the development of affordable housing, and satisfy CDBG eligibility requirements. The transfer to Special Services for Groups achieves all of these goals.

The Commission currently owns multiple properties, with the majority of these properties designated as economic development or affordable housing development. However, some of the Commission's properties are smaller, scattered-sites lots, which are well-suited for single-family affordable housing development. This is one of the properties that the Commission intends to transfer to Special Services for Groups.

Special Services for Groups is a nonprofit organization established in 1993 to provide practical, decent and affordable housing to low-income persons and families with mental illness in Los Angeles County.

Transfer of the property would be accomplished through a Quitclaim Deed, which restricts the use of the parcel for affordable housing for a 30-year period.

ENVIRONMENTAL DOCUMENTATION

Pursuant to 24 Code of Federal Regulation, Part 58, Sections 58.35 (a)(4)(i) and 58.35 (a)(5) this project is excluded from the National Environmental Policy Act because it will not significantly alter existing environmental conditions. This project is categorically exempt from the provisions of CEQA. The project, development of no more than one single family home on the property, is within a class of projects that have been determined not to have a significant effect on the environment in that they meet the criteria set forth in Section 15303 of the CEQA Guidelines and Class 3 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. In addition, the project is not in a sensitive environment, and there are no cumulative impacts, unusual circumstances, or other limiting factors that would make the exemptions inapplicable based on the project records.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The proposed action will allow for the transfer of property to Special Services for Groups, Inc., which will provide affordable housing opportunities in Los Angeles County.

The Honorable Board of Supervisors

4/1/2014

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Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sean Rogan", followed by a horizontal line.

SEAN ROGAN

Executive Director

SR:cr